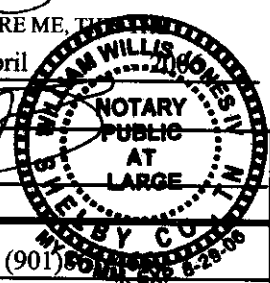


WARRANTY DEED	STATE OF MISSISSIPPI
	COUNTY OF DeSoto
	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$ 144,000.00
	<i>[Signature]</i> Affiant
	SUBSCRIBED AND SWORN TO BEFORE ME, THE
	7th DAY OF April
	<i>[Signature]</i> Notary Public
	MY COMMISSION EXPIRES:
	(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Maiden and Bennett, 1155 Halle Park Circle, Collierville, Tennessee 38017 Phone No. (901) 861-8800

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis E. Ward & Valerie C. Ward (NAME)	Citi mortgage Inc. (NAME)	1059-3204.0-00048.00
13008 Oxbourne N. (ADDRESS)	1000 Technology Drive (ADDRESS)	
Olive Branch, MS 38654 (CITY) (STATE) (ZIP)	O'Fallon MO 63368 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Carol Shokoohi Smith, unmarried
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis E. Ward, married
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DeSoto COUNTY, STATE OF MISSISSIPPI, DESCRIBED AS FOLLOWS, TO-WIT:
Lot 48, Section B, Braybourne Subdivision, as shown in Section 32, Township 1 South, Range 5 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 64, Pages 8-9, in the office of the Chancery Clerk of DeSoto County, Mississippi.

This being the same property conveyed to Grantor by Warranty Deed of record at Book 418, Page 741, in the Register's Office of DeSoto County, Mississippi.

This conveyance is made subject to rights-of-way and easements of record for public roads and public utilities, subdivisions and zoning regulations in effect, prior reservations of oil and mineral rights, all applicable building restrictions and restrictive covenants of record, in the office of the chancery Court clerk of DeSoto County, Mississippi, including, but not limited to, Plat Book 64, Pages 8-9 and Book 370, Page 680; also subject to easements of record at Book 218, Page 127; also subject to rights-of-ways of record at Book 25, Page 264; also subject to 2006 Taxes which are not yet due and payable.

Record in Sectional Index for: Section 32, Township 1 South, Range 5 West, Desoto County, Mississippi

Grantor's Address: 5848 Brice Cove S., Olive Branch, MS 38654
Phone Number (home): 662-890-3549 (901) 762-4428
Grantee's Address: 13008 Oxbourne N., Olive Branch, MS 38654
Phone Number (home): 662-893-8657 wk. 901-553-7523

Property Address: 13008 Oxbourne N., Olive Branch, MS 38654

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this 7th day of April, 2006

Carol Shokoohi Smith, by George W. Maiden, Attorney-in-fact
Carol Shokoohi Smith

STATE OF TENNESSEE

COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for
said County and State, the within named Carol Shokoohi Smith, unmarried

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Memphis, Tennessee, this 7th day of April, 2006

Commission Expires

Notary Public

STATE OF TENNESSEE

COUNTY OF

[illegible]

State and County aforesaid, personally appeared

and _____ with whom I am personally acquainted and who
upon his, her, their oath(s) acknowledged _____ to be the _____

and respectively of the

the within named bargainor, and corporation, and that he, she, they as such

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said

as such _____, and attesting the same by the said _____

as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 20____.

My Commission Expires

Notary Public

STATE OF TENNESSEE

COUNTY OF SHELBY

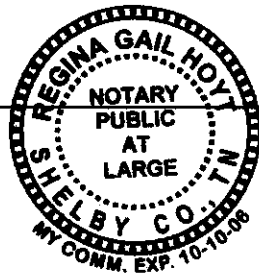
On this 7th day of April, 2006, before me personally appeared George W. Maiden, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Carol Shokoohi Smith, and acknowledged that he executed the same as the free act and deed of her.

WITNESS my hand and official seal at this office this 7th day of April, 2006.

NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires:



Return To:

William W. Jones, IV

6000 Poplar Avenue, Suite 403

Memphis, TN 38119